



Charlesons®

CLARENCE AVENUE
GUIDE PRICE £335,000





Charlesons are proud to present this stylish, modern 2-bedroom flat located within the heart of Gants Hill. Nestled in a secure gated development, this home benefits from a private balcony and a thoughtfully designed contemporary living space.

The flat features a bright and spacious open-plan living, dining and kitchen area, providing the ideal space for everyday living and entertaining. The kitchen is fitted to a high standard, complete with sleek white cabinets, tiled flooring and a range of appliances. Both bedrooms are well-sized, with the master bedroom benefitting from an en-suite, while a family style bathroom serves the rest of the apartment. Alongside this, the flat also provides useful storage space.

A standout feature of this property is its private balcony, providing the perfect space to enjoy a morning coffee or unwind after a long day. Residents will also benefit from the added security and exclusivity of a gated development, offering peace of mind.

The apartment is situated within an excellent location, just a short walk from Gants Hill Station,

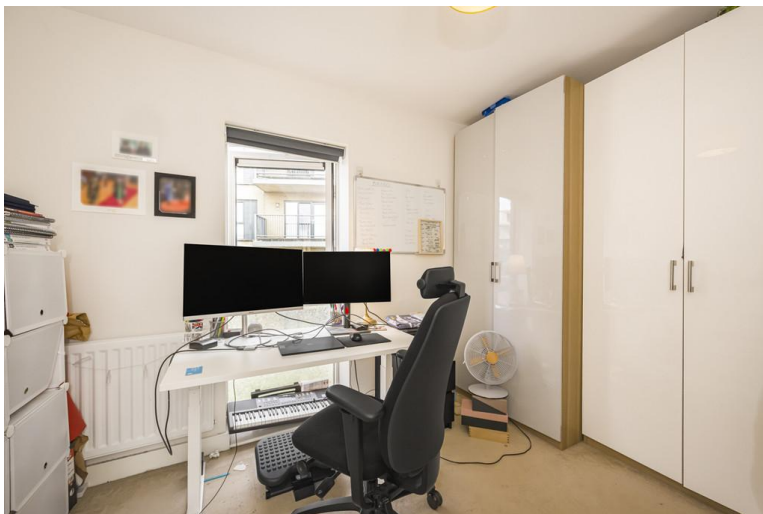


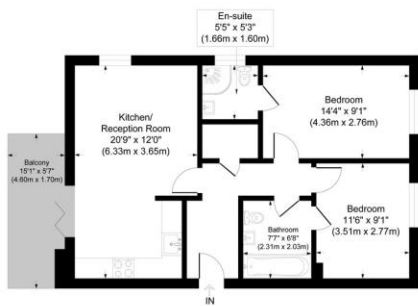
known for its distinctive architecture inspired by Moscow's Elektrozavodskaya Metro station, with direct Central line services into central London and West end. Alongside this, a selection of local bus routes provide quick connections to Ilford and Romford, while the nearby A12 offers convenient access.

Gants Hill is home to a diverse range of shops, cafes and restaurants, offering everything from everyday convenience to a variety of international cuisines. Residents can also enjoy the award-winning Valentines Park, a 128-acre Green Flag park featuring a boating lake, picturesque gardens, renowned cricket grounds, and the historic Valentines Mansion, which famously hosted filming for the second series of The Great British Bake Off. Throughout the year, the park also hosts community events, funfairs and sporting activities.

Families will appreciate the property's proximity to some of Redbridge's most highly regarded secondary schools, including Valentines High School and Beal High School, both recognised for their strong academic performance.

Whether you are a first-time buyer stepping onto the property ladder or an investor seeking a strong rental opportunity, this apartment presents an exemplary purchase - don't miss your chance to arrange a viewing today.





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**The Point
Clarence Avenue**

Approximate Gross Internal Area
Total = 63.1 sq m / 679 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, volumes and complete listings before making any decisions reliant upon them.

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